

February 2020

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Demographics and Data

Welcome to the Eules Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Eules departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:

www.eulesstx.gov/planning/devserv.htm

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Residential Growth



13

NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



2

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Feb 2020	Permits in Feb		Permits YTD	
	2019	2020	2019	2020
New Residential Construction	12	13	29	17
Additions/Alterations	8	2	13	7
Residential Fence Permits	11	3	19	6
Total Residential Permits	31	18	61	30

Note: As of May 2019, the City of Euless will no longer be gathering valuation data for residential construction due to changes made in Texas State Law.

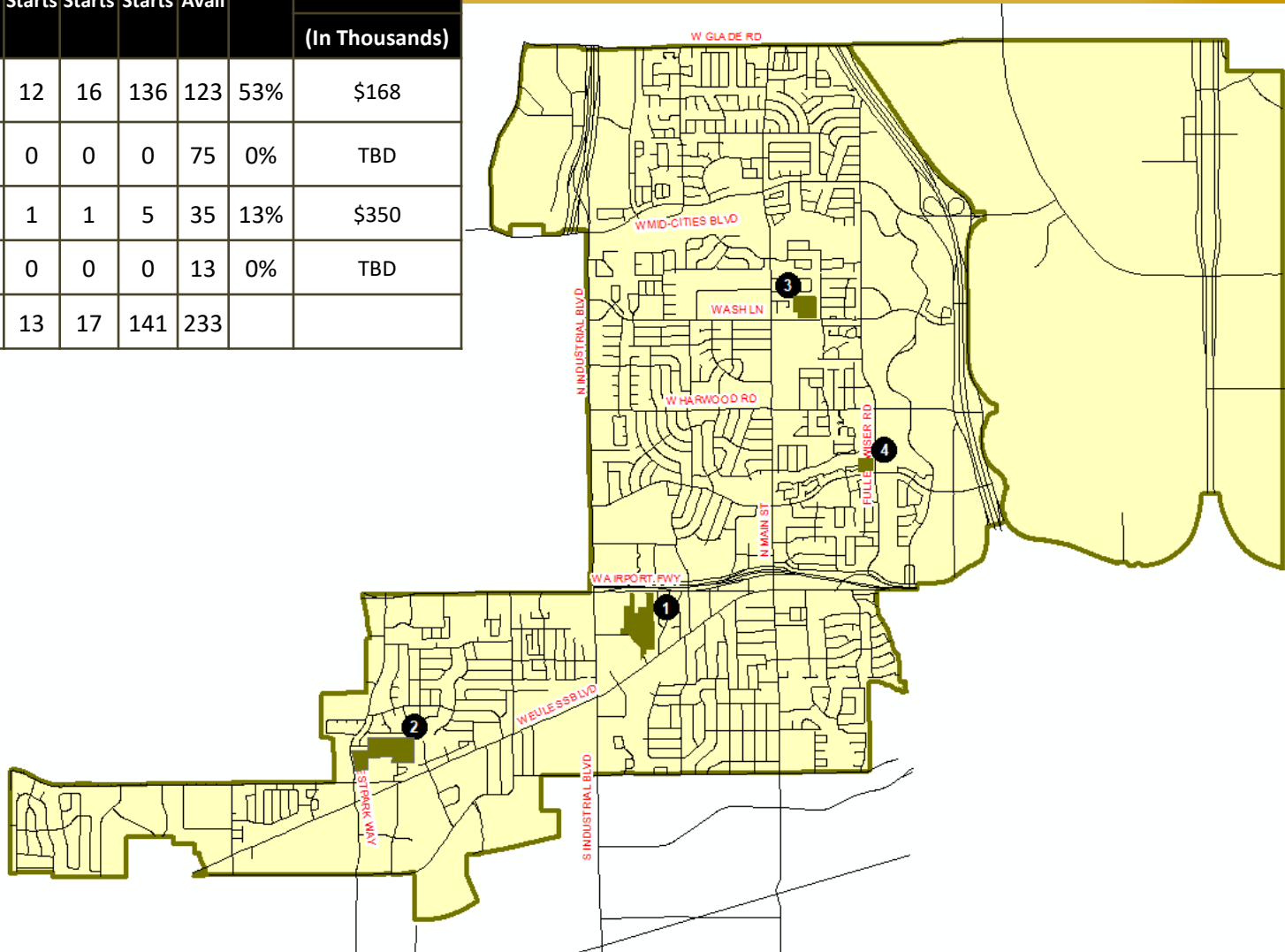
Development Case Activity

Development Review Cases February 2020

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
20-01-PD	Nepali Cultural Center	SWC of SH 10 and Royal Parkway	1/10/2019	2/18/2019	3/3/2020	3/24/2020
20-02-PD	Cresta Development	Glade Road	3/16/2020	Still in Progress		
19-03-PP	Shreeya Development	SWC SH 360 and E Glade Rd	8/27/2019	Still in Progress		
19-04-PP	Midway Square Phase II	NEC Fuller Wiser at SH 183	11/5/2019	1/21/2020	2/4/2020	NA
20-01-PP	Quiktrip Main Street	NEC S. Main Street and SH 10	1/30/2020	Still in Progress		
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
19-04-RP	International Village Addition	Midway Drive at International	9/17/2019	Still in Progress		
19-06-RP	Guruwarda Sikh Sangat	200 E. Euleess Blvd	10/8/2019	2/11/2020	3/3/2020	NA
19-07-RP	Oakwood Terrance Addition	323 Norman Drive	10/29/2019	Still in Progress		
20-01-RP	Euleess Founders Parc	SH 10 at S Industrial Blvd	1/20/2020	3/10/2020	3/17/2020	NA
20-02-RP	International Regional	1400 Blk Westpark Way	2/10/2020	Still in Progress		
20-03-RP	Oakwood Terrance Elementary	700 Ranger	2/10/2020	3/17/2020		
18-07-FP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
19-06-FP	Lonestar Estates PH 1	Westpark Way and SH 10	5/7/2019	Still in Progress		
19-14-FP	Sammy's Addition	400 W Euleess Blvd	10/1/2019	Still in Progress		
19-15-FP	QuikTrip Glade Parks	3801 Cheek-Sparger	12/1/2019	Still in Progress		
19-17-FP	Centurion Addition	2500 Block SH 121	1/10/2020	1/28/2020	3/3/2020	NA
20-01-FP	SWC Bear Creek@ Main	SWC Bear Creek at Main Street	1/10/2020	Still in Progress	NA	NA
20-02-FP	Golden Chick	708 N Industrial Blvd	1/10/2020	3/10/2020	3/17/2020	
20-03-FP	Harwood 360 Addition	NWC Harwood Road and SH 360	1/30/2020	Still in Progress		
20-04-FP	Midway Square Phase II	NEC Fuller Wiser and SH 183	2/10/2020	Sent to P&Z	3/17/2020	
20-05-FP	Glade Parks Walk Ons	2500 Block SH 121	3/2/2020	Still in Progress		
19-18-SP	Hwy 183 at N Main Street	NEC N. Main at SH 183	11/5/2019	2/4/2020	2/4/2020	2/25/2020
20-01-SP	Glade Parks Blk C Lt 5	2401 SH 121	1/30/2020	Still in Progress		
20-02-SP	Circle K	SWC S Industrial at SH 183	1/30/2020	Still in Progress		
19-05-SUP	SIT Auto Care	400 Block of W. Euleess Blvd	5/21/2019	Still in Progress		
20-02-SUP	Refuge Deliverance Center	1101 Royal Parkway	2/2/2020	2/11/2020	3/3/2020	3/24/2020
20-03-SUP	Sloth BJJ	218 N Main Street	2/2/2020	2/11/2020	3/3/2020	3/24/2020
20-04-SUP	Church of the City	1606 W Euleess Blvd	2/2/2020	Still in Progress		
20-05-SUP	Tommy's Express Car Wash	200 Block of E Euleess Blvd	2/15/2020	Still in Progress		

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price
								(In Thousands)
1	Founders Parc	259	12	16	136	123	53%	\$168
2	Lonestar Estates PH I	75	0	0	0	75	0%	TBD
3	Ashlyn Estates	40	1	1	5	35	13%	\$350
4	Bear Park	13	0	0	0	13	0%	TBD
Totals:		374	13	17	141	233		



Commercial Development

Commercial Permits Feb 2020	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2019	2020	2019	2020	2019	2020	2019	2020
New Commercial Construction	1	1	2	2	\$3,900,000	\$50,000	\$10,900,000	\$750,000
Additions/Alterations	7	4	17	7	\$792,000	\$253,000	\$2,260,725	\$985,000
Total Commercial Permits	8	0	19	9	\$4,692,000	\$303,000	\$13,160,725	\$1,735,000

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2019	2020	2019	2020
Accessory Building	0	1	0	2
Com. Electrical Permit	7	4	8	10
Res. Electrical Permit	5	5	14	10
Garage Sale	17	18	21	29
Lawn Sprinkler	7	4	11	7
Com. Mech. Permit	5	1	6	2
Res. Mech. Permit	16	15	28	28
Com. Plumbing Permit	3	3	7	8
Res. Plumbing Permit	13	21	34	45
Res. Water Heater	18	16	54	40
Roofing Permit	1	0	2	1
Sign Permit	21	14	33	37
Total Misc. Permits	113	102	218	219



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NEW COMMERCIAL PERMITS



\$50,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Certificates of Occupancy by Type	Month	Year to Date
	Feb	2020
New Business	9	23
Change in Ownership	1	7
Change in Address	0	0
Change in Business Name	0	0
Total	10	30

Commercial Permits Feb 2020		
Issue Date	Address	Permit Type
2/6/2020	900 E Mid-Cities Blvd	Building Commercial Remodel
2/12/2020	210 Settlers Way	Building New Commercial
2/24/2020	3001 SH 121 #286	Building Commercial Remodel
2/27/2020	323 Westpark Way	Building Commercial Remodel
2/28/2020	2121 Bear Creek Parkway #A	Building Commercial Remodel

Commercial Certificates of Occupancy Feb 2020				
Issue Date	Business Name	Address	Classification	Type
2/11/2020	Bethel & Associates	501 N Main St #117	Office	New Business
2/11/2020	Lonestar Lube	704 E Harwood Dr	Auto Services	Change in Ownership
2/11/2020	CN Biz & Tax Services LLC	1001 W Euless Blvd #407	Tax Office	New Business
2/11/2020	Acacia Counseling Services	901 Clinic Dr #B103	Medical Office	New Business
2/17/2020	Let's Stop	3101 W Euless Blvd	Convenience Store	New Business
2/28/2020	Kyte Baby LLC	1100 Pamela Dr	Warehouse	New Business
2/28/2020	Convey Incorporated	1361 W Euless Blvd #112	Warehouse	New Business
2/28/2020	Ms. Nails & Spa	1060 N Main St #105	Beauty Shop	New Business
2/28/2020	Sourceone Transportation Inc.	610 S Industrial Blvd #250	Office	New Business
2/28/2020	Ziku Coaching & Consulting	1001 W Euless Blvd #106	Office	New Business

Code Compliance

Code Compliance Calls by Topic	Count
License to be Delivered	17
Parking	29
Health Inspections	22
C. O. Inspection	12
Property Maintenance	13
Vehicle	6
Signs	7
Trash	6
Public Nuisance	9
Rental Inspection	7
Zoning	6
Streets and Sidewalks	0
High Grass and Weeds	7
Day Care Inspection	1



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PROPERTY MAINTENANCE VIOLATIONS

Code Violations February 2020		Feb	YTD
Case Type	Common Violation	2020	2020
Building Cases	Dangerous Conditions/Structures	0	0
	Electrical Violation	0	0
	No Violation	19	41
	Plumbing Violation	0	0
	Property Maintenance	9	20
	Screening Swimming Pools/Spa	0	0
Health	Approved Source/Labeling	3	6
	Cross Contamination	17	22
	Evidence of Insect/Rodent Contamination	3	4
	Food Contact Surfaces / Cleaning	9	11
	Handwash Facilities	7	10
	Mechanical Sanitizing	0	2
	No Alcohol License / Expired	0	0
	No Food Handler Card	2	4
	No Health License/Expired	0	0
	Non Food Contact Surfaces	11	20
	Nuisance - Pools/Spas Clarity	0	0
	Other Health Equipment	7	11
	Toxic Item Storage	2	3
	Junked Vehicles	3	12
	Littering/Life Safety (24hrs)	0	2
Littering and Trash	Trash/Littering	4	7
High Grass and Weeds Watering	High Grass and Weeds	7	7
	Watering	0	0
Zoning Violations	Fences/Walls In Disrepair	3	3
	Illegal Outdoor Storage (N)	1	2
	Illegal Outdoor Storage (R)	5	7
	Landscaping (Residential)	0	0
	Nuisance Other	4	4
	Parking Violations	0	3
	Parking on Unpaved Surfaces	2	7
	Signs/Billboards	2	13
	Solid Waste Other	0	1
	Street and Sidewalk Obstruction	0	0
	Zoning Violation (Other)	4	6
Totals		124	228

Demographics and Data

Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

Euless maintains 18 parks;
3 community buildings,
3 swimming pools,
2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

CITY OF EULESS – CENSUS 2010 DATA

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
POPULATION				
Total population	51,277	100	38,967	100
RACE				
One race	49,393	96.3	37,995	97.5
White	33,833	66	26,926	69.1
Black or African American	5,497	10.7	3,932	10.1
American Indian and Alaska Native	330	0.6	252	0.6
Asian	5,301	10.3	3,961	10.2
Native Hawaiian and Other Pacific Islander	1,101	2.1	674	1.7
Some Other Race	3,331	6.5	2,250	5.8
Two or More Races	1,884	3.7	972	2.5
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	9,719	19	6,396	16.4
Not Hispanic or Latino	41,558	81	32,571	83.6
One race	40,296	78.6	31,919	81.9
White	28,345	55.3	23,264	59.7
Black or African American	5,315	10.4	3,819	9.8
American Indian and Alaska Native	241	0.5	196	0.5
Asian	5,232	10.2	3,922	10.1
Native Hawaiian and Other Pacific Islander	1,078	2.1	665	1.7
Some Other Race	85	0.2	53	0.1
Two or More Races	1,262	2.5	652	1.7
HOUSING UNITS				
Total housing units	23,447	100		
OCCUPANCY STATUS				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		

Age -

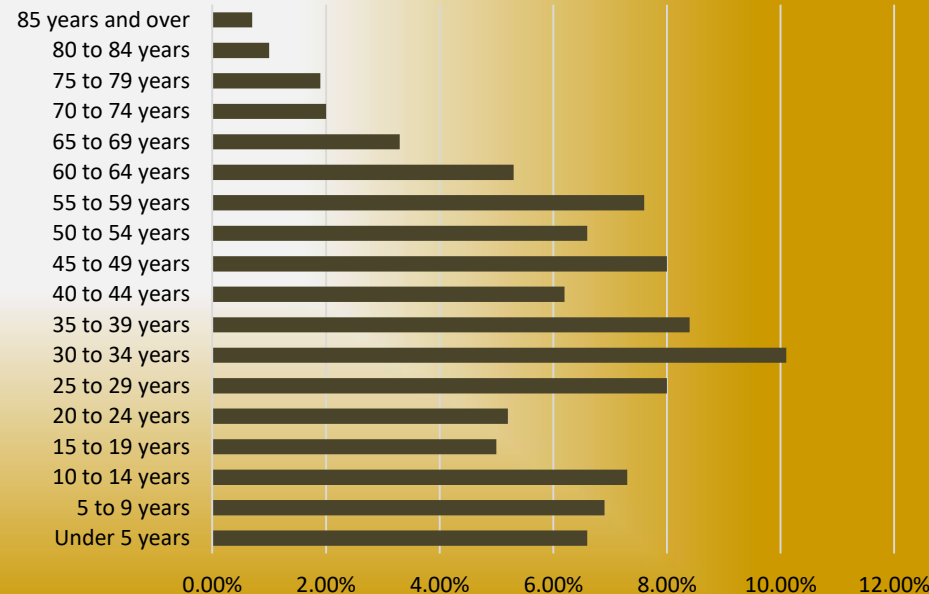
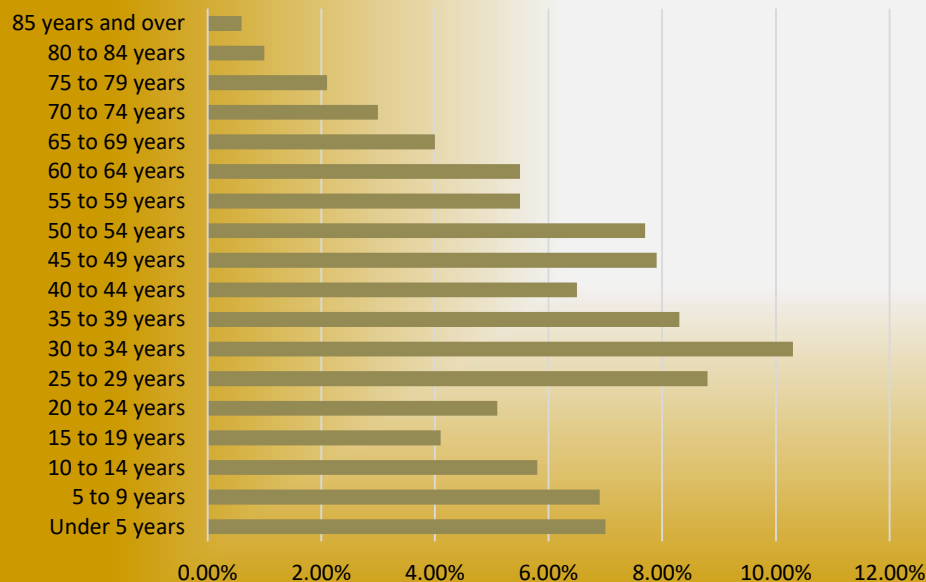
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

Demographics and Data

City of Euless – Age Cohort Pyramid

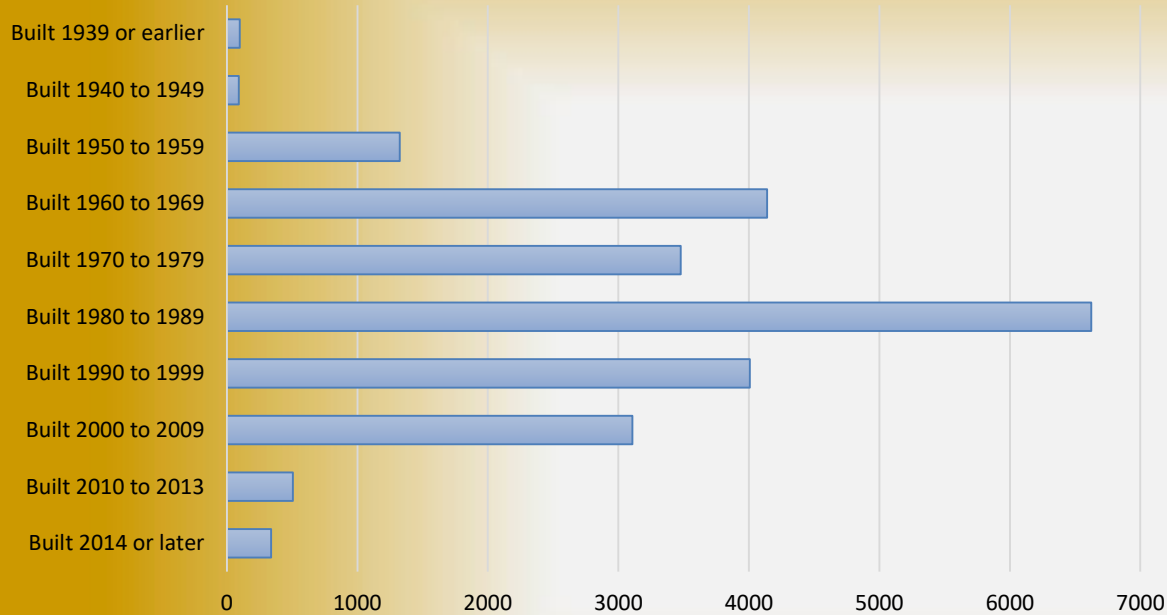
City of Euless Male
City of Euless Female



Source: US Bureau of Census ACS 2018

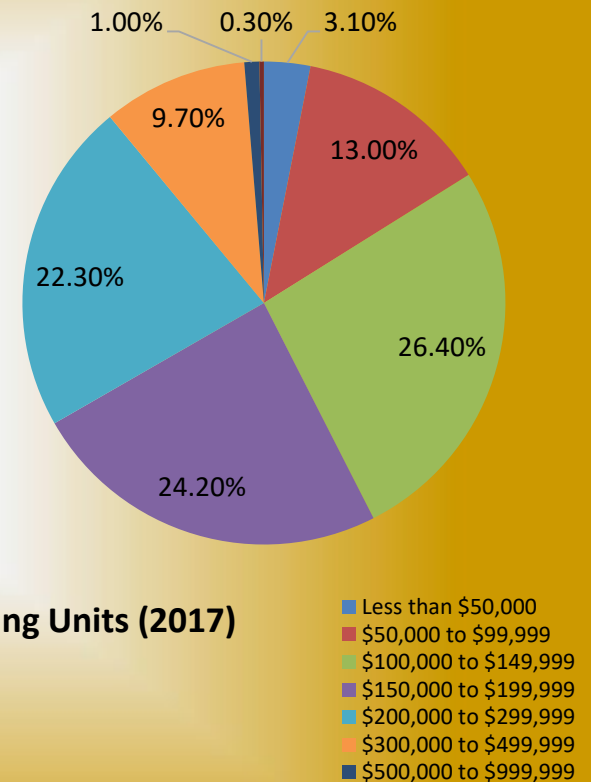
Demographics and Data

Total Housing Units (2018) 23,710
Year Structure Built



Source: US Bureau of Census ACS 2018

Housing Valuation Percentage of Housing Units (2017)
2017 Median Home Value \$163,700



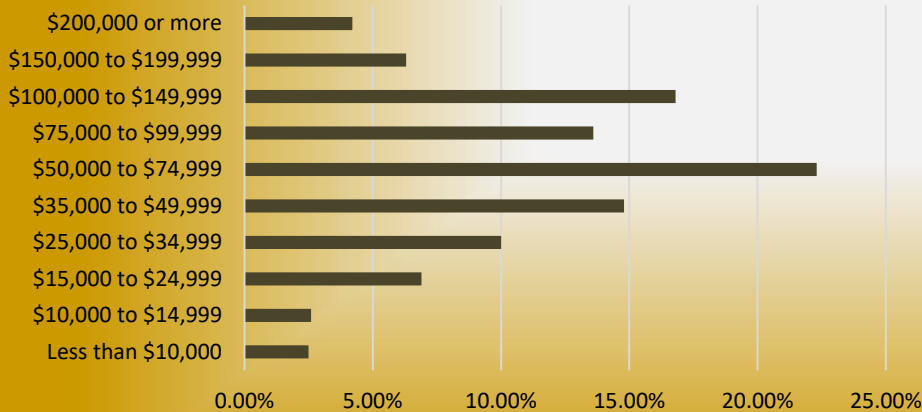
■ Less than \$50,000
 ■ \$50,000 to \$99,999
 ■ \$100,000 to \$149,999
 ■ \$150,000 to \$199,999
 ■ \$200,000 to \$299,999
 ■ \$300,000 to \$499,999
 ■ \$500,000 to \$999,999

Demographics and Data

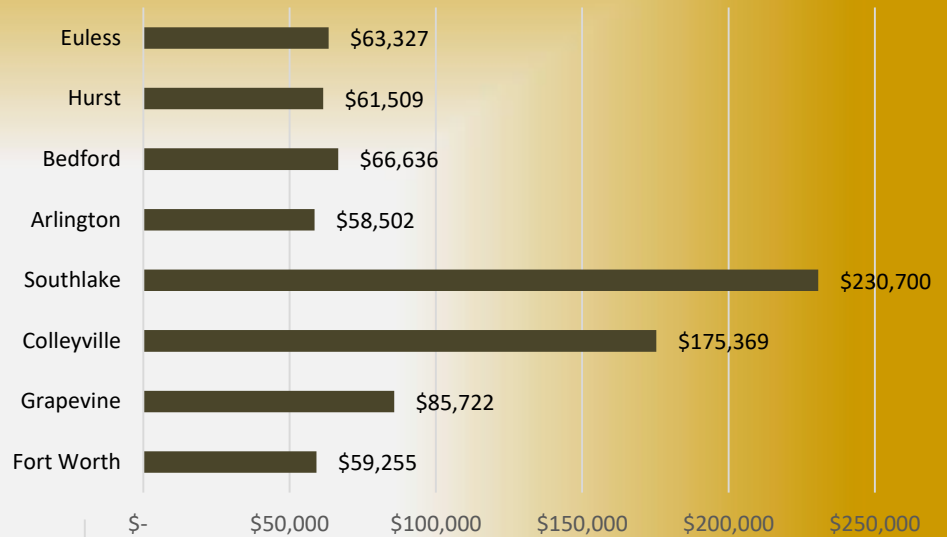
Income -

Median income levels in Northeast Tarrant County are consistent with the rest of the County, with the obvious outlier. Euless income levels by percentage have steadily increased over time as more families have built homes in the past decade.

Euless Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2018